

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Case Study House #23A

other names/site number Triad

## 2. Location

street & number 2342 Rue de Anne

☐

not for publication

city or town La Jolla

☐

vicinity

state California code CA county Los Angeles code 073 zip code 92037

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ entered in the National Register

\_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

Case Study House #1  
Name of Property

Los Angeles, California  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

### Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	<b>Total</b>

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

### Number of contributing resources previously listed in the National Register

The Case Study House Program: 1945-1966

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

Domestic: Single dwelling

### Current Functions

(Enter categories from instructions.)

Domestic: Single dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern

### Materials

(Enter categories from instructions.)

foundation: Concrete slab

walls: Wood

roof: Asphalt

other:

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The three adjacent single-family residences of the Triad grouping were intended to be the pilot project for a large tract of houses in La Jolla, but only this Triad was ever built. The houses are designed in relation to one another, but each differs in floor plan, landscaping, and treatment of exterior sheathing. Common materials employed include wood framing, concrete slab foundations, infill panel walls, and identical cabinetry, kitchen appliances, and fixtures. House A, the largest of the Triad, features a redwood clad exterior and a concrete step entry path across a reflecting pond. The property exhibits a high level of integrity.

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### Narrative Description

The site for the project was a new real estate development, the Chateau Ville by the Amantea Company, in the hills above the ocean in La Jolla near the new and growing campus of the University of California, San Diego. Two of the houses (B and C) are located adjacent to each other on one side of the street, the subject third house (A) is located directly across the street. All were designed by the architectural firm of Edward Killingsworth, Jules Brady, and Waugh Smith.

The chief objective for the Triad was to take advantage of planning multiple units and produce a master plan and building design that created a close relationship between the houses while still providing privacy. The public and private relationships in the resulting Triad are achieved through building orientation, placement and use of outdoor spaces, landscaping and the layout of vehicular circulation.

The houses are also related to each other through the use of common materials, detailing and form. Materials shared by all three houses include wood post framing (with some steel framing), laminated wood beams, and concrete slab foundations. All three houses have wood siding; House A uses resawn tongue and groove redwood boarding and houses B and C use fir boarding. Interior ceilings are acoustical plaster and the standard ceiling height is set at a generous ten feet. Kitchens all have oiled black walnut plywood cabinets with white tile or white plastic laminate tops; kitchen floors are vinyl. Aluminum sliding doors are used throughout all three houses.

One design feature common to all three houses is the entry sequence, which brings visitors over a shallow reflecting pool on the approach to the front door. Another common design feature to all three houses is the use of enclosed garage spaces rather than carports. The designers felt this was a sensible addition since many homeowners in this area used their homes seasonally and desired secured areas for their automobiles and storage.

While sharing common features and strategies, the three houses are not identical as they do vary in size and plan. House A, the largest of the three houses and the one associated with this nomination form, is the house located by itself on the north side of the road; it is on the downslope side of the road and is located three feet below the street. The plan is a modified U with the master bedroom, bath, dressing room, and sunbathing garden in one leg of the U and the family room-kitchen, maid's

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room, bath and two children's rooms in the other. The main entry, living room and reflecting pool are located between the two legs. The garage is attached via a breezeway to the family room-kitchen wing and is accessed by a service porch. There has been an addition to the south portion of the House A (adjacent to the garage) at some point in the past that does not detract from the overall integrity of the dwelling.

The dramatic entry sequence to House A brings visitors over a reflecting pool that extends beyond the two wings of the house almost all the way to the road. Precast concrete pavers lead one to a ten-foot high door and the entry court, which is also finished with precast concrete pavers and includes extensions of the reflecting pool.

The main living spaces in the house are oriented toward the north ocean views and make the most of the opportunity for outdoor living. The master suite has floor to ceiling glass windows and sliding door connecting it to the family terrace at the north as well as access to a private sunbathing court at the south side of the suite. The living and family rooms are also adjacent to and open on to the north family terrace and the views. The children's wing has direct access off the east side of the house to the play yard.

The house is essentially original and unmodified. As a result, it exhibits a high level of integrity of design, workmanship, and materials. The residence is in its original location and its setting has been retained. Integrity of association is high because of its continued use as a single-family residence. Because of these factors, integrity of feeling remains strong.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

### Period of Significance

1960

### Significant Dates

1960: Construction completed

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation

N/A

### Architect/Builder

Edward Killingsworth, Jules Brady, Waugh Smith

### Period of Significance (justification)

1960. Construction completed

### Criteria Considerations (explanation, if necessary)

N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Case Study House (CSH) #23A meets the criteria established in the Registration Requirements outlined in the MPS cover document. The property appears to be relatively unmodified as viewed from the public right-of-way. As a result, the house continues to “maintain enough physical integrity to be readily identifiable as a contributor to the program.” As relates to eligibility, the property meets Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza’s *Arts & Architecture* magazine. The property is also significant under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program. In addition, CSH #23A was designed by master architects Edward Killingsworth, Jules Brady, and Waugh Smith. Therefore, the property qualifies for listing under Criteria A and C at the local level of significance.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Case Study House #23A is a vital component of the built residences comprising the Case Study House program. The importance of the Triad, their significance within the program, and the work of their architects are thoroughly discussed within the historic context argument presented in the Multiple Property submission cover document. That historic context is: “Experimental Modern residential architecture of the Case Study House program in California: 1945-1966.” The house is a key example of the property type: “Single-family residences of the Case Study program” and the “wood-frame dwellings” subtype. The property meets National Register Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza’s *Arts & Architecture* magazine.

The Triad grouping was a pilot project for which only this grouping was constructed. Each dwelling exhibits individual approaches to floor plan, landscaping and exterior cladding, yet were designed in relation to one another. Subject House A, the largest of the Triad, retains a high level of integrity. All of the Triad dwellings were designed by master architects Edward Killingsworth, Jules Brady, and Waugh Smith. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program and is the work of master architects.

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**Developmental history/additional historic context information** (if appropriate)

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

As indicated in The Case Study House Program: 1945-1966 Multiple Property Documentation Form.

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**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: N 32.84354 Longitude: W 117.25304  
2.

**Google Map**

**Verbal Boundary Description** (Describe the boundaries of the property.)

**Boundary Justification** (Explain why the boundaries were selected.)

**NOTE:** These three items were part of the original submission, and did not make the transfer to updated forms.

**11. Form Prepared By**

name/title Sara Loe  
organization Los Angeles Conservancy Modernism Committee date June 3, 2009; Revised February 2013  
street & number 523 West Sixth Street, Suite 826 telephone 213-623-2489  
city or town Los Angeles state CA zip code 90014  
e-mail \_\_\_\_\_

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:	Case Study House #23A
City	La Jolla
County	San Diego
State	CA
Name of Photographer	Andrew Allison
Date of Photographs	August 15, 2011
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6 <sup>th</sup> Street, Los Angeles, CA 90014

CA\_San Diego County\_Case Study House 23A\_0001.tif  
West facade, camera facing East

CA\_San Diego County\_Case Study House 23A\_0002.tif  
West facade, camera facing East

CA\_San Diego County\_Case Study House 23A\_0003.tif  
West façade, camera facing South

CA\_San Diego County\_Case Study House 23A\_0004.tif  
West façade, camera facing South

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### Property Owner:

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(Complete this item at the request of the SHPO or FPO.)

name	Katherine Bevash		
street & number	2342 Rue De Anne	telephone	
city or town	La Jolla	state	CA zip code 92037

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.